

MINUTES
WOODSTOCK CITY COUNCIL

June 1, 2021
City Council Chambers

A regular meeting of the Woodstock City Council was called to order at 7:00 PM on Tuesday, June 1, 2021, by Mayor Michael Turner in the Council Chambers at Woodstock City Hall. Mayor Turner explained the Consent Calendar process and invited public participation and noted, as is the City's policy, this evening's meeting is being live streamed with a recording archived should members of the public wish to view it in the future.

Chief Deputy City Clerk, Jane Howie, confirmed that the agenda before the Council was a true and correct copy of the published agenda.

A roll call was taken.

COUNCIL MEMBERS PRESENT: Darrin Flynn, Lisa Lohmeyer, Tom Nierman, Wendy Piersall, Bob Seegers, Jr., Gordon Tebo, and Mayor Michael Turner.

COUNCIL MEMBERS ABSENT: NONE.

STAFF PRESENT: City Manager Roscoe Stelford, City Attorney Ruth Schlossberg, Assistant City Manager/Finance Director Paul Christensen, Public Works Director Christina Betz, Chief John Lieb, Economic Development Director Garrett Anderson, Grants/Communications Manager Terry Willcockson and Chief Deputy City Clerk Jane Howie.

OTHERS PRESENT: none.

III. FLOOR DISCUSSION

A. Proclamation

1. Proclamation – Pride Month

Mayor Turner was joined at the podium by Melissa McMahon and Crystal Squires. He stated it was his pleasure to read the Proclamation for all to hear. Mayor Turner noted the City's support of Woodstock Pride as well as for the inclusion for all people living in Woodstock. He stated that he is thankful for those who are part of this organization. Mayor Turner said it is a great honor to read this Proclamation.

The organizers of Woodstock Pride were recognized with hearty applause by those present.

Ms. McMahon, thanked Mayor Turner, City Council and City Staff, and she said that Woodstock is in position to lead by example. Ms. McMahon mentioned the numerous events that are planned for Pride Month, beginning on June 11th and running through June 13th.

B. Public Comments

There were no comments forthcoming from the Public.

C Council Comments

Councilman Tebo said he visited Woodstock Square Apartments. They include beautiful views and he was told that 26 of the 30 apartments have already been rented. He added that this is a great effort for Woodstock; he's very impressed. Mayor Turner mentioned that the apartments include quartz countertops, upgraded appliances; serving as a proof of concept. Councilman Tebo added that even from the top floor, the apartments are still below the Old Courthouse and the Opera House.

Mayor Turner thanked the Opera House, Police and Public Works Departments for their assistance with the Memorial Day events. He said the events were very well attended and it was a job very well done. He added that these events are very valuable to our community, a recognition of veterans and a special in-person experience. Mayor Turner again expressed his thanks to all involved.

T. Nierman asked some questions about the live music event being planned on Benton Street for mid-July. In response, R. Stelford explained that the City meets with the event organizers, police will provide officers depending on the crowd size and the organizers pay for the officers. Mayor Turner further explained the process in which events are approved and the actions taken by the City to provide services, including road closures, reimbursements, rules & regulations regarding amplified music, service and consumption of alcoholic beverages in the public right of way.

There was some discussion about noise as it pertained to amplified music. Councilman Tebo asked Chief Lieb if an Officer on-site during the event can measure the decibel levels. In response, Chief Lieb affirmed that this is possible. Mayor Turner said he does monitor the noise, as well. He said he is aware of activities around town and he's keeping an eye on them. R. Stelford said noise is always a consideration in every city. City staff works closely with event organizers; Council allows staff to bring events to an early close, if necessary. Mayor Turner talked about the noise ordinance and how it has been helpful in certain situations. He added that vibrant cities have some noise. The ordinance helps us with this, and the Police Department has done an excellent job monitoring these situations.

CONSENT AGENDA

Motion by D. Flynn, second by L. Lohmeyer, to approve the Consent Agenda.

Item D-2 was removed by Mayor Turner.

Mayor Turner affirmed the Consent Agenda to include items A through D-1 and D-3-D-9.

In response to a question from Mayor Turner, there were no additional items removed from the Consent Agenda by the Council or the Public.

Councilman Flynn mentioned his concern about the driveway on Madison Street that will be in the new roundabout. He asked if there was an alternate access point. R Livingston reviewed the proposed access for the driveway at 219 S. Madison Street and said this driveway was engineered with two orientations during preliminary design. He stated during a meeting the residents requested that the orientation be altered to what is currently presented. No further orientations were considered. Councilman Flynn said he is concerned about the driveway entrance, perhaps an easement would make it safer. Mayor Turner said the City is trying to provide a good flow. He asked staff to look into this further and provide an update to Council. C. Betz said she will look into this further and report back to Council. Councilman Tebo asked is any other roundabouts have a private drive off of it. He mentioned that a private drive might only be used 4-5 times per day, so it

may not be a problem, although this is unusual. R. Livingston said it is a typical situation; they are waiting on a final decision on land acquisition.

A. WARRANTS: 3956 3957

B. MINUTES AND REPORTS:

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| 1. Cultural and Social Awareness Commission Minutes | April 26, 2021 |
| 2. Cultural and Social Awareness Commission Minutes | May 10, 2021 |
| 3. Police Pension Board Minutes | April 13, 2021 |
| 4. Transportation Commission Minutes | April 28, 2021 |

C. MANAGER'S REPORT NO. 180:

1. **Resolution – TIF Inducement, 1525 W. Lake Shore Drive** (180a)
Approval of a Resolution of the City of Woodstock to induce the redevelopment of certain property within the Woodstock TIF #2 Downtown & Route 47 (1525 West Lake Shore Drive). **DOC. 1**
3. **Ordinance– Fence Variation, 418 S Madison** (180c)
Approval of an Ordinance granting a variation of fence height to allow a 5-foot, aluminum fence in a yard abutting a street at 418 S. Madison Street. **DOC. 3**
4. **Ordinance – Front Yard Set Back, 219 S Madison** (180d)
Adoption of an Ordinance granting a variation of front yard setback from 17 feet to 11 feet to accommodate an existing single-family home at 219 S. Madison Street. **DOC. 4**
5. **Award of Contract – Multi-Factor Authentication** (180e)
Authorization for the City Administration to enter into a purchase agreement with Heartland Business Systems and approve the procurement and implementation of Cisco Duo multi-factor services and associated hardware for a cost of \$8,500.
6. **Purchase– WPD Squad Cars** (180f)
Approval to purchase three (3) 2021 Ford Utility Police Interceptor vehicles (\$98,484 at \$32,828 each) through the NWMC Suburban Purchasing Cooperative from Currie Motors, Frankfort, IL, and \$25,000 for all necessary associated equipment and up-fit costs.
7. **Award of Contract – 2021 Street Resurfacing Program** (180g)
Approval to award a contract that includes the Base Bid, Alternate #3, Alternate #4 and Alternate #5 for the 2021 Street Resurfacing Program to the lowest responsible bidder, Schroeder Asphalt Services, Inc., Huntley, Illinois in accordance with the unit prices, as submitted, for an amount not-to-exceed \$1,737,090.55.
8. **Professional Services – Construction Engineering -2021 Street Resurfacing** (180h)
Authorization to accept the proposal submitted by Hampton, Lenzini and Renwick, Inc. to provide construction engineering services for the 2021 Street Resurfacing Program at a total cost not to exceed \$193,441.92.

9. Award of Contract – Downtown Garbage Enclosures (180i)

Authorization to award a contract for the fabrication and installation of new trash enclosures as part of a downtown beautification project to the lowest responsible bidder, Gehrke Construction, Inc., Dekalb, Illinois in the amount not to exceed \$79,050.

A roll call vote was taken. Ayes: D. Flynn, L. Lohmeyer, T. Nierman, W. Piersall, B. Seegers, G. Tebo, and Mayor M. Turner. Nays: none. Abstentions: none. Absentees: none. Motion carried.

D-2 Ordinance – Temporary Reduction of Impact Fees:

Mayor Turner said he has heard that Woodstock's impact fees were substantial, and with the desire to spur growth and development in the City, along with economic activity going forward, he has worked with City Manager Stelford on this topic. He explained the concept to accelerate building of single family detached homes over a two-year time period, resulting in an increase in property tax collections to the school district and City, a revenue trade off in response to the proposed reduction to impact fees. Mayor Turner said he recently had lunch with City Manager Stelford, Superintendent Moan and District President Gilmore. The group had discussed the proposed reduction to impact fees and reviewed how this could have some potential advantages to the District. He noted that the topic was discussed by the school board, as well. Mayor Turner supports this request to reduce impact fees.

Councilman Seegers has been an advocate in lowering impact fees since 2008. He said with his involvement in development projects, he believes a reduction of 50% is not enough. He added that it is his goal to increase residential values, as our single greatest investment is our homes. And, to provide better employment opportunities and better choices for retail. He noted that Woodstock's impact fees are some of the highest in the county. Councilman Seegers said that if Woodstock reduces their impact fees by 50%, the fees would be closer to other communities. He suggested the fees should be lowered by 100% to encourage builders to come to Woodstock. Councilman Seegers added this is an important step because other communities are also looking at lowering their impact fees. He opined that Woodstock should be on the front of this movement. Further discussion ensued pertaining to the capacity of Woodstock's sewer system. It was noted that the sewer system is not near capacity and can take on many more new homes.

In response to a question from Councilman Tebo, Mayor Turner stated he doesn't want builders to purchase property to begin the process, and take advantage of the discount to fees, but delaying actual construction. He wants developers to build homes quickly, with new residents moving in. R. Stelford said he did some rough math and there is capacity to build hundreds of homes. R. Stelford believes this would secure the stated goal; he agreed that if we want to generate activity, the limit of twelve months to construct the new home from the issuance of the building permit would be beneficial. If necessary, the City Manager has some authority to extend the time, if unforeseen delays were to occur in a given case. Councilman Tebo said he has some concern about this being too restrictive. Mayor Turner said this is an incentive to builders to move forward quickly. Councilman Nierman said in the trades right now, contractors are 6-12 weeks behind. Mayor Turner said that's a good point, administrative options will help with this. In response to a question from Councilman Nierman, R. Stelford believes the current staff in the Building and Zoning Department could handle the increase in permit requests. Mayor Turner told Councilman Seegers he respects

his position of wishing to reduce impact fees to zero, but in keeping schools on board, he's not willing to suspend all impact fees right now. Mayor Turner added that it is the City's desire to clear available lots that are ready to be built on. He mentioned that perhaps the City can get more creative on permits and impact fees going forward; he'd like to keep an eye on this. Mayor Turner noted that during the exodus out of Illinois, Woodstock still grew by an estimated 1,000-1,500 residents during a brutal environment.

Motion by W. Piersall to approve item D.2, an Ordinance providing a temporary reduction in the amount of building permit fees and impact fees normally required under Chapter 7.1.7 of the Woodstock City Code and Chapter 10 of the Woodstock Unified Development Ordinance for new single-family detached dwellings, identified as Document #2; second by D. Flynn.

A roll call vote was taken. Ayes: D. Flynn, L. Lohmeyer, T. Nierman, W. Piersall, G. Tebo, and Mayor M. Turner. Nays: B. Seegers. Abstentions: none. Absentees: none. Motion carried.

FUTURE AGENDA ITEMS

Strategic Planning Session this Thursday, June 3rd, 2021 at 2:00 PM. Open discussion of key items and priorities for the City; Council-oriented discussion. The second planning session is scheduled for Monday, June 28th, 2021 beginning at 3:00 PM in the Council Chambers.

ADJOURN

Motion by G. Tebo, second by B. Seegers to adjourn this regular meeting of the Woodstock City Council to the City Council Workshop on Thursday, June 3, 2021, in the Council Chambers at Woodstock City Hall. Ayes: D. Flynn, L. Lohmeyer, T. Nierman, W. Piersall, B. Seegers, G. Tebo and Mayor M. Turner. Nays: none. Abstentions: none. Absentees: none.

The meeting was adjourned at 7:58 PM.

Respectfully submitted,

Jane Howie
Chief Deputy City Clerk